



**TRANSBAY JOINT POWERS AUTHORITY  
BOARD OF DIRECTORS**

**MINUTES**

Wednesday, July 17, 2024

1 Dr. Carlton B. Goodlett Place, Room 408  
San Francisco, CA

SPECIAL MEETING  
2:30 p.m.

**BOARD OF DIRECTORS**

Jeff Gee, Chair  
Rafael Mandelman, Vice Chair  
Elaine Forbes  
Alicia John-Baptiste  
Boris Lipkin  
Sarah Syed  
Jeffrey Tumlin  
Dina El-Tawansy (*ex-officio*)

Executive Director  
Adam Van de Water

Secretary  
Nila Gonzales

TJPA Office  
425 Mission Street, Suite 250  
San Francisco, California 94105  
415-597-4620

2:30 – SPECIAL MEETING

## ORDER OF BUSINESS

### 1. Call to Order

Chair Gee called the meeting to order at 2:30 p.m.

### 2. Roll Call

Secretary Gonzales announced that, due to scheduling conflicts, Directors El-Tawansy, Syed and Tumlin were absent and she thanked Directors McCalley and Rewers for sitting in as alternates for Directors Syed and Tumlin.

Present: Elaine Forbes

Alicia John-Baptiste

Boris Lipkin

Murphy McCalley

Jonathan Rewers

Rafael Mandelman (*arrived during Item 9*)

Jeff Gee

Absent: Dina El-Tawansy

Sarah Syed

Jeffrey Tumlin

### 3. Communications

Secretary Gonzales provided instructions on the Public Call-in/Comment process.

### 4. Board of Director's New and Old Business

Chair Gee stated that the Executive Director evaluation is underway.

### 5. Executive Director's Report

- Project Labor Agreement (PLA) Quarterly Update
- Facility Operations Update

Executive Director (ED) Van de Water presented the ED report and provided the PLA Update.

R.E. Walsh, TJPA Facility Director, presented the Facility Operations Update.

Public Comment:

Roland Lebrun highlighted the potential cost savings of a more direct route between the Transit Center and LA's Union Station. He added that the funds saved could finance The Portal project multiple times over.

6. Citizens Advisory Committee Update (CAC) Update

Brian Shaw, CAC Vice Chair, presented the update.

7. Public Comment

Members of the public may address the Authority on matters that are within the Authority's jurisdiction and are not on today's calendar.

None.

THE FOLLOWING MATTERS BEFORE THE TRANSBAY JOINT POWERS AUTHORITY ARE RECOMMENDED FOR ACTION AS STATED BY THE EXECUTIVE DIRECTOR OR THE CHAIR.

CONSENT CALENDAR

8. All matters listed hereunder constitute a Consent Calendar, are considered to be routine. Transbay Joint Powers Authority and will be acted upon by a single vote. There will be no separate discussion of these items unless a member of the Board or the public so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item.

(8.1) Approving the Minutes of the June 13, 2024 meeting.

(8.2) Amending the TJPA Bylaws to remove Section 9.6(g) and remove reference to same in Section 9.6(c).

RESOLUTION 24-026

(8.3) Authorizing the Executive Director to execute a Third Amendment to the lease agreement with Ugochukwu and Carlynn Ihenacho (dba Charleys Philly Steaks) for commercial/retail space on the ground floor of the transit center (Suite 139).

RESOLUTION 24-027

Public Comment:

Roland Lebrun provided comments regarding Item 8.2.

On motion to approve the Consent Calendar:

ADOPTED: AYES – Forbes, John-Baptiste, Lipkin, McCalley, Rewers and Gee  
ABSENT – Mandelman

## REGULAR CALENDAR

9. Approving and directing staff to continue to develop an updated Master Schedule for The Portal reflecting a new Full Funding Grant Agreement (FFGA) target of July 2027, and advance risk mitigation strategies, including limited procurement activities, consistent with the approved Governance Blueprint.

Alfonso Rodriguez, TJPA Project Director for The Portal, and Jessie Koehler, San Francisco County Transportation Authority Rail Program Manager, presented the item.

Director Rewers recommended reviewing the cash flow when presenting the funding plan and master schedule to the Board. He suggested exploring local and state funding sources and advised there may be a need to change the strategy to a pay-go project to avoid endless escalation costs.

Vice Chair Mandelman expressed concerns about the feasibility of the 27-month goal, citing numerous uncertainties, particularly during election season. He proposed exploring a revised timeline of 30 to 40 months.

Director John-Baptiste raised the question on how to re-engage the Federal Transit Administration to increase the FFGA amount and determine the pace of the project to prevent stagnation.

Director Forbes acknowledged the challenges of meeting the 27-month goal but understood the importance of continuing to make progress.

Director McCalley questioned the impact of the project if it goes beyond the 27 months. Mr. Rodriguez explained the team is refining the cash flow plan with the Chief Financial Officer, mapping it to the funding sources as requested by the Federal Transit Administration. He also added while future projections are less certain, efforts are being made to ensure alignment and visibility in the out-year forecast.

Chair Gee acknowledged the accelerated work schedule was aggressive when adopted because it was dependent on successfully securing funding, so establishing the new July 2027 FFGA target date makes sense. Additionally, he requested an updated funding plan by the first quarter of the new year if the presented plan does not come to fruition. He also encouraged the Chief Financial Officer to raise a yellow flag if concerns arise, and a red flag if necessary.

### Public Comment:

Roland Lebrun voiced his agreement with removing the trainbox extension because he felt it was a significant risk. He also suggested exploring agency loans totaling four billion dollars, highlighting their low interest rates and potential for repayment over time.

### RESOLUTION 24-028

On motion to approve:

ADOPTED: AYES – Forbes, John-Baptiste, Lipkin, McCalley, Rewers, Mandelman and Gee

10. Election of the Chair and Vice Chair pursuant to the TJPA Joint Powers Agreement.

Director Mandelman nominated Director Gee as Chair of the TJPA. Director Rewers seconded the nomination.

Public Comment:

Roland Lebrun expressed his gratitude for Chair Gee and stated that because of the collaboration within the Board this project has been successful.

On motion to elect Director Gee as Chair:

ADOPTED: AYES – Forbes, John-Baptiste, Lipkin, McCalley, Rewers, Mandelman and Gee

The motion to elect Director Gee as Chair passed.

Director Gee nominated Director Mandelman as Vice Chair of the TJPA. Director Forbes seconded the nomination.

No public comment.

On motion to elect Director Mandelman as Vice Chair:

ADOPTED: AYES – Forbes, John-Baptiste, Lipkin, McCalley, Rewers, Mandelman and Gee

The motion to elect Director Mandelman as Vice Chair passed.

ADJOURN – Chair Gee adjourned the meeting at 3:52 p.m.

A recording of the meeting is on file in the office of the Secretary to the Transbay Joint Powers Authority Board of Directors.

Nila Gonzales  
Board Secretary

The Ethics Commission of the City and County of San Francisco has asked us to remind individuals that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [Campaign and Gov't Conduct Code, Article II, Chapter 1, § 2.100, et seq.] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102, telephone (415) 252-3100, fax (415) 252-3112 and web site: [www.sfethics.org](http://www.sfethics.org).